

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/12 Ashford Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$940,000

&

\$1,030,000

Median sale price

Median price \$1,200,000

Property Type Unit

Suburb Templestowe Lower

Period - From 01/10/2022

to 31/12/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Rose Av TEMPLESTOWE LOWER 3107	\$1,050,000	16/11/2022
2	14 Sunrise Cr TEMPLESTOWE LOWER 3107	\$985,000	21/11/2022
3	2/96-98 Foote St TEMPLESTOWE LOWER 3107	\$978,000	11/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/03/2023 10:25



 3  2  2

Property Type: Townhouse

Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$1,030,000

Median Unit Price

December quarter 2022: \$1,200,000

Comparable Properties



14 Rose Av TEMPLESTOWE LOWER 3107 (VG) **Agent Comments**

 3  -  -

Price: \$1,050,000

Method: Sale

Date: 16/11/2022

Property Type: Flat/Unit/Apartment (Res)



14 Sunrise Cr TEMPLESTOWE LOWER 3107 (VG) **Agent Comments**

 3  2  2

Price: \$985,000

Method: Sale

Date: 21/11/2022

Property Type: Flat/Unit/Apartment (Res)



2/96-98 Foote St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  2

Price: \$978,000

Method: Auction Sale

Date: 11/03/2023

Property Type: Townhouse (Res)